



City of Granite City

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Board of Appeals

MINUTES

June 5, 2013

The Granite City Board of Appeals met on Wednesday, June 5, 2013. Acting Chair Debbie Smith called the meeting to Order at 7:00 PM.

ROLL CALL

Members Present: Debbie Smith, Kayleen Johnston, Evelyn Harris and Kitty Reither. Excused absences: Sam Akeman and Kimberly Benda. Also present were: Aldermen Dan McDowell, Gerald Williams and Zoning Administrator, Steve Willaredt.

MINUTES / AGENDA

The Chair called for a motion to approve the Minutes from the previously scheduled meeting held on March 6, 2013, and this evening's Agenda. Motion by Evelyn Harris and seconded by Kitty Reither. Roll Call vote. All ayes. Motion carried.

COMMENTS/SWEAR IN

The Chair welcomed everyone and stated the Board of Appeals is a recommending body to the City Council and the Council will have final determination at the next regularly scheduled meeting on June 18, 2013. Those who wished to speak, either for or against the Petitions were sworn in.

PETITIONER (1): **Geral Carr**
 2441 Dewey Avenue
 Parcel: 22-2-19-13-11-201-030

The Petitioner was sworn in. The Chair stated his request is for a 2 ft. setback variance on the left side of the property for construction of a new 19.6 X 45 ft. garage. Mr. Carr came forth and explained he will be retiring soon and will move to the small house on the property. His proposal is to construct the garage for his vehicle, motorcycle and tools. Kitty Reither questioned if he had contacted his neighbors, the response was, no, he believes the neighbors are tenants of rental property and he did not contact them.

The Zoning Administrator added, letters had been mailed to all abutting neighbors to notify them of the Petition request. The Administrator continued stating he was made aware of an issue by a neighbor, Dominic Sandella, whose residence is 2457 Dewey Avenue. Mr. Sandella believes Mr. Carr's chain link fence encroaches onto his property by approximately six feet. Mr. Willaredt visited the site and agreed there is an issue.

Mr. Sandella, who was in the audience, came forth and reiterated the encroachment problem with the fence and the inconvenience it causes him. The Petitioner, Mr. Carr, was unaware of the problem and stated he is willing to work with Mr. Sandella to correct the situation. The Zoning Administrator stated the two will address the issue; the variance request is the reason for the meeting this evening.

Alderman Gerald Williams introduced himself and stated he is against the variance request because it is difficult to maintain a two foot area of green space. Evelyn Harris reminded the Petitioner gutters are required on the garage to keep storm water from running onto the neighbor's property.

Discussion followed. The Petitioner stated he will move in as soon as he can get the present tenant out.

Mr. Carr stated, now that he has learned of the encroachment issue and has heard about past problems with maintenance of grass and weeds, he wants to make everything right; and is eager to occupy the house and care for the property. No further discussion.

MOTION by Kitty Reither and seconded by Debbie Smith to allow the 2 ft. side setback variance for construction of a garage as presented. Roll Call vote. All ayes. Motion carried by unanimous consent.

PETITIONER (2): **Jack Bethel**
 2438 Center Street
 Parcel: 22-2-20-18-10-11-103-010

The Petitioner was sworn in. The Petitioner introduced himself and stated he is requesting a 3 ft. setback variance so that he may add an extension to the front of his existing garage. This will allow more storage area and eliminate the storage facility he has been using and monthly fees incurred. Discussion followed. Mr. Bethel stated he will use the same form as the present garage and will add guttering.

MOTION by Kayleen Johnston and seconded by Evelyn Harris to allow the setback variance and garage extension. Roll Call vote. All ayes. Motion carried by unanimous consent.

NEW BUSINESS – None voiced.

UNFINISHED BUSINESS – None Voiced.

Motion to adjourn by Kayleen Johnston and seconded by Kitty Reither. All ayes.

Respectfully submitted,
Barbara Hawkins
Secretary
Board of Appeals

**BOARD OF APPEALS
ADVISORY REPORT**

June 5, 2013

PETITIONER (1): GERALD Carr
LOCATION: 2441 Dewey Avenue

REQUEST: 2 ft. Setback variance request on left side of property for construction of garage. District Zoned R-3

MOTION by Kitty Reither and seconded by Debbie Smith to allow a 2 ft. setback variance for construction of new garage. Roll Call vote. All ayes. Motion carried.

Roll Call vote:

Debbie Smith	Yes	Evelyn Harris	Yes
Kayleen Johnston	Yes	Kitty Reither	Yes

PETITIONER (2): Jack Bethel
LOCATION: 2438 Center Street

REQUEST: 3 ft. setback variance request for garage extension to be constructed in front of existing garage. District Zoned R-3.

MOTION by Kayleen Johnston and seconded by Evelyn Harris to approve the 3 ft. setback variance and allow the garage extension. Roll Call vote. All ayes. Motion carried.

Roll Call vote:

Debbie Smith	Yes	Evelyn Harris	Yes
Kayleen Johnston	Yes	Kitty Reither	Yes